

The foregoing certificate(s) of Notary Public(s) is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Melanie Arthur, Register of Deeds  
By Joy Lawrence  
Asst. Deputy, Register of Deeds

Melanie Arthur 4P  
CARTERET COUNTY  
JL Date 08/26/2003 Time 10:52:00  
GR 1013243 Page 1 of 4

**Amendments to the Amended and Restated**  
**Declaration of Covenants and Restrictions**  
**Hammock Place Lots 23-61 Inclusive and**  
**Hammock Place Phase II Lots 62-74 & 78-93**  
**( Brandywine Bay Development )**  
**June 26, 2003**

Amendments I, II, III, IV and V were approved and adopted by the counting of the ballots at the regular monthly meeting of the Hammock Place Owners Association on June 26, 2003. These amendments should be attached to the main body of Amended and Restated Declaration of Covenants and Restrictions dated May 24, 1999, and found in the Carteret County Register of Deeds, Book 857, P.155. Each amendment will make the appropriate Section of the corresponding Article which it replaces null and void.

**Amendment I: Clotheslines, Antennas, Etc** ( This replaces Article IV, Residential, Single Family Use Restrictions, Section ix, Antennas, Etc. ) No outside clotheslines shall be allowed. Satellite dishes must be approved by the Architectural Control Committee. Only small dishes ( approximately 18" diameter ) shall be allowed. No exterior antennas shall be allowed.

*Rationale For Amendment: Small dishes are getting very popular and need to be strategically located in order to receive the proper signal. Therefore they may be visible from some locations. However, their location must still be approved by the Architectural Control Committee.*

**Amendment II: Driveways** (This replaces Article IV, Residential, Single Family Use Restrictions, section xiii. Driveways. )

Each lot on which a dwelling unit is constructed shall have a paved driveway. For purposes of this paragraph the term "paved driveway" shall be deemed to mean a driveway of either asphalt or concrete, and shall include parking space, on each Lot itself, for a least two automobiles. Residents of Hammock Place are to utilize their driveway or garage for the parking of vehicles. Parking on the street is permitted if a resident has a worker(s) performing a job ( for the duration of the job ) or has a guest who is visting ( parking on the street in this instance should not exceed three days.) Guests and workers are, however, encouraged to park their cars in the driveway whenever possible. There may be times when residents have multiple guests ( such as a meeting or party ) and visiting cars can only be accomodated by parking in the street. This is permitted on a temporary basis.

***Rationale For Amendment:*** Residents of Hammock Place have expressed concerns regarding safety and have noted the danger of parked cars on the narrow streets of Hammock Place.

- 1. There is the danger of children being struck by an automobile as they dart from behind parked cars.*
- 2. There is the danger of automobile accidents when a moving car has obscured visibility due to a car parked on the street.*
- 3. The streets in Hammock Place are extremely narrow, permitting only two cars to exist side by side, and cars must serve into the opposite lane when passing a parked car.*

**Amendment III. Fuel Oil Tanks.** ( This Replaces Article IV, Residential, Single Family Use Restrictions, Section xiv. Fuel Oil Tanks. )

All propane or fuel oil tanks shall be buried if larger than 100 gallons. The option of the owners to fence, plant bushes, screen their small propane tanks or air conditioners, shall be left to their discretion. All trash cans shall be enclosed or screened in such a manner that they will not be visible from off the lot and such that the structure which the trash can is housed blends harmoniously with the dwelling house. Location and screening of trash cans must be approved by the Architectural Control Committee.

***Rationale For Amendment:*** This change will bring all houses as they currently exist into compliance with the covenants as of July 1, 2003. Any changes after this date must be approved by the Architectural Control Committee.

**Amendment IV: General Construction Standards**

( This replaces Article IV, Residential Single Family Use Restrictions, Section xv. General Construction Standards subsection f. )

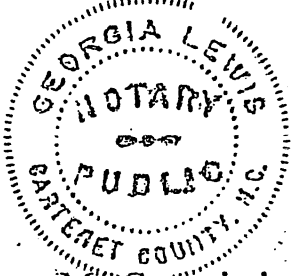
The Architectural Control Committee shall approve all landscaping on which Constructed Living Units are built. Any changes thereafter to any lots including but not limited to additional clearing, planting of trees, shrubs, gardens or any other alterations shall require prior approval by the Architectural Control Committee as provided for in Article V. An exception to this is that plant replacement of previously approved landscaping segments does not require the approval of the Architectural Control Committee.

***Rationale For Amendment:*** This will permit residents to replace previously approved plantings without the redundancy of going back to the Architectural Control Committee.

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, A Notary Public of the aforesaid County and State, do hereby certify that Robert J Haines personally appeared before me this day and acknowledged that he/she is Presidents of The Hammock Place Home Owners Association, Inc., a corporation, and that by authority duly given and as the act of the corporation, the the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by himself/herself as its President.



Georgia Lewis  
NOTARY PUBLIC

My Commission Expires: 2-6-03

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

The foregoing certificate of \_\_\_\_\_ is certified to be correct. This instrument was presented for registration and recorded in this office in Book \_\_\_\_\_, page \_\_\_\_\_.

This \_\_\_\_\_ day of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ m.

\_\_\_\_\_  
Register of Deeds

1013      243

Amendment V: General ( This replaces Article V, Architectural Control Committee, section i., paragraph 2, General. ( regarding buildings, fences, walls, signs or other structures.)

No building, fence or wall, sign or other structure shall be commenced, or erected or maintained upon a portion of the properties to which this Restated Declaration, or amendments hereto apply, nor shall any addition, change, or alteration ( including repainting or residing ) to any exterior be made until the plans and specifications showing the nature, kind, height, materials, color, and locations of the same shall have first been submitted to and approved in writing by the Committee. Excluded from the original covenant will be the fence erected and paid for by Golf and Shore, at the rear of Lots 59 to and including Lot 68. This fence was donated to the individual Lot owners and it is their responsibility to maintain this fence on their property.

*Rationale For Amendment: This will designate specific ownership and responsibility for the fence erected by Golf and Shores. (ie.) The Hammock Place Home owners Association is not totally responsible for the maintenance of the fence.*

Date: 8-25-83

In witness whereof, The Association has caused this Declaration to be executed in its corporate name by its corporate officers, and its corporate seal to be hereto affixed, all by order of its Board of Directors first duly given, the day and year first above written.



Hammock Place Homeowners Association, Inc.

By Robert J. Haines  
President

Attest:

Margaret S. Freeman  
Vice-President

BOOK 1013 ..... 243